



135 S. LaSalle Street, Suite 1625  
Chicago, IL 60603  
USA

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

*Administrator:*

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**ABN AMRO Acct: 723989.1**  
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*Analyst:*

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**Parties to The Transaction**

**Contributor** Prudential Mortgage Capital Funding, LLC/Merrill Lynch Mortgage Lending, Inc./IXIS Real Estate Capital Inc./Artesia Mortgage Capital Corporation  
**Depositor** Merrill Lynch Mortgage Investors, Inc.  
**Master Servicer** Prudential Asset Resources, Inc./Wachovia Bank, National Association  
**Rating Agency** Moody's Investors Service, Inc./Standard & Poor's  
**Special Servicer** J.E. Robert Company, Inc.  
**Underwriter** Merrill Lynch Pierce Fenner & Smith Inc./IXIS Securities North America Inc./Goldman Sachs & Co/Morgan Stanley & Co. Incorporated

**Information is available for this issue from the following sources**

LaSalle Web Site	www.etrustee.net
Servicer Web Site	www.prudential.com,www.wachovia.com
LaSalle Factor Line	800.246.5761



**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

WAC: 6.367459%  
WAMM: 118

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
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Record Date: 31-Aug-06

**REMIC II**  
**ABN AMRO Acct: 723989.1**

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A-1 59022KAA3	46,567,000.00	46,567,000.00 1000.000000000	473,258.63 10.162961539	0.00 0.000000000	0.00 0.000000000	46,093,741.37 989.837038461	217,351.47 4.667499946	0.00 0.000000000	5.6010000000% Fixed
A-2 59022KAB1	95,000,000.00	95,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	95,000,000.00 1000.000000000	455,683.33 4.796666632	0.00 0.000000000	5.7560000000% 5.7560000000%
A-3 59022KAC9	110,000,000.00	110,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	110,000,000.00 1000.000000000	528,366.67 4.803333364	0.00 0.000000000	5.7640000000% 5.7640000000%
A-4 59022KAD7	435,122,000.00	435,122,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	435,122,000.00 1000.000000000	2,082,058.77 4.785000000	0.00 0.000000000	5.7420000000% 5.7420000000%
A-1A 59022KAE5	393,198,000.00	393,198,000.00 1000.000000000	80,478.72 0.204677338	0.00 0.000000000	0.00 0.000000000	393,117,521.28 999.795322662	1,880,469.43 4.782499987	0.00 0.000000000	5.7390000000% 5.7390000000%
AM 59022KAF2	154,270,000.00	154,270,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	154,270,000.00 1000.000000000	743,324.28 4.818333312	0.00 0.000000000	5.7820000000% 5.7820000000%
AJ 59022KAG0	109,917,000.00	109,917,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	109,917,000.00 1000.000000000	531,448.69 4.834999955	0.00 0.000000000	5.8020000000% 5.8020000000%
B 59022KAH8	30,854,000.00	30,854,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	30,854,000.00 1000.000000000	150,438.96 4.875833279	0.00 0.000000000	5.8510000000% 5.8510000000%
C 59022KAJ4	15,427,000.00	15,427,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	15,427,000.00 1000.000000000	75,476.60 4.892500162	0.00 0.000000000	5.8710000000% 5.8710000000%
D 59022KAK1	26,997,000.00	26,997,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	26,997,000.00 1000.000000000	133,635.15 4.950000000	0.00 0.000000000	5.9400000000% 5.9400000000%
E 59022KAL9/U5592DAA9	17,355,000.00	17,355,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	17,355,000.00 1000.000000000	86,471.29 4.982500144	0.00 0.000000000	5.9790000000% 5.9790000000%
F 59022KAM7/U5592DAB7	25,069,000.00	25,069,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	25,069,000.00 1000.000000000	131,984.19 5.264836651	0.00 0.000000000	6.3178041555% 6.1372361536%
G 59022KAN5/U5592DAC5	15,427,000.00	15,427,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	15,427,000.00 1000.000000000	81,529.18 5.284836974	0.00 0.000000000	6.3418041555% 6.1372361536%
H 59022KAP0/U5592DAD3	15,427,000.00	15,427,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	15,427,000.00 1000.000000000	81,529.18 5.284836974	0.00 0.000000000	6.3418041555% 6.1372361536%
J 59022KAQ8/U5592DAE1	9,642,000.00	9,642,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	9,642,000.00 1000.000000000	43,573.81 4.519167185	0.00 0.000000000	5.4230000000% 5.4230000000%
K 59022KAR6/U5592DAF8	3,857,000.00	3,857,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,857,000.00 1000.000000000	17,430.43 4.519167747	0.00 0.000000000	5.4230000000% 5.4230000000%
L 59022KAS4/U5592DAG6	5,785,000.00	5,785,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	5,785,000.00 1000.000000000	26,143.38 4.519166811	0.00 0.000000000	5.4230000000% 5.4230000000%

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. \* Denotes Controlling Class



**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
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 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

WAC: 6.367459%  
 WAMM: 118

**REMIC II**  
**ABN AMRO Acct: 723989.1**

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
M 59022KAT2/U5592DAH4	3,856,000.00	3,856,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,856,000.00 1000.000000000	17,425.91 4.519167531	0.00 0.000000000	5.4230000000% 5.4230000000%
N 59022KAU9/U5592DAJ0	3,857,000.00	3,857,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,857,000.00 1000.000000000	17,430.43 4.519167747	0.00 0.000000000	5.4230000000% 5.4230000000%
P 59022KAV7/U5592DAK7	3,857,000.00	3,857,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,857,000.00 1000.000000000	17,430.43 4.519167747	0.00 0.000000000	5.4230000000% 5.4230000000%
Q 59022KAW5/U5592DAL5	21,212,551.00	21,212,551.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	21,212,551.00 1000.000000000	95,863.05 4.519166507	0.00 0.000000000	5.4230000000% 5.4230000000%
X 59022KAX3/U5592DAM3	1,542,696,551.00 N	1,542,696,551.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,542,142,813.65 999.641058801	737,834.88 0.478276094	0.00 0.000000000	0.5739313091% 0.0000000000%
XR 59022KAY1/U5592DAN1	95,367,640.00 N	95,367,640.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	95,367,640.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.0000000000% N/A
R-I 9ABS5401	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-II 9ABS5402	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	1,542,696,551.00	1,542,696,551.00	553,737.35	0.00	0.00	1,542,142,813.65	8,152,899.51	0.00	

Total P&I Payment	8,706,636.86
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Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. \* Denotes Controlling Class



***Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2***

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

WAC: 6.367459%  
WAMM: 118

***Grantor Trust Z  
ABN AMRO Acct: 723989.1***

Class	Original Face Value (1)	Opening Balance Per \$ 1000	Principal Payment Per \$ 1000	Principal Adj. or Loss Per \$ 1000	Negative Amortization Per \$ 1000	Closing Balance Per \$ 1000	Interest Payment (2) Per \$ 1000	Interest Adjustment Per \$ 1000	Pass-Through Rate Next Rate(3)
Z 9ABS5403	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Total P&I Payment	0.00
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Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. \* Denotes Controlling Class

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Cash Reconciliation Summary**

Interest Summary	
Current Scheduled Interest	8,004,149.76
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	180,221.29
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
<b>Total</b>	<b>8,184,371.05</b>
<b>Unscheduled Interest:</b>	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
<b>Total</b>	<b>0.00</b>

Less Fee Paid To Servicer	(29,412.48)
Less Fee Strips Paid by Servicer	0.00

<b>Less Fees &amp; Expenses Paid By/To Servicer</b>	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
<b>Total Unscheduled Fees &amp; Expenses</b>	<b>0.00</b>

<b>Total Interest Due Trust</b>	<b>8,154,958.57</b>
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<b>Less Fees &amp; Expenses Paid By/To Trust</b>	
Trustee Fee	(2,059.07)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
<b>Total</b>	<b>(2,059.07)</b>

<b>Total Interest Due Certs</b>	<b>8,152,899.50</b>
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Principal Summary	
<b>Scheduled Principal:</b>	
Current Scheduled Principal	537,454.91
Advanced Scheduled Principal	16,282.42
<b>Scheduled Principal</b>	<b>553,737.33</b>
<b>Unscheduled Principal:</b>	
Curtailments	0.02
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
<b>Total Unscheduled Principal</b>	<b>0.02</b>
<b>Remittance Principal</b>	<b>553,737.35</b>

<b>Remittance P&amp;I Due Trust</b>	<b>8,708,695.92</b>
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<b>Remittance P&amp;I Due Certs</b>	<b>8,706,636.85</b>
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,542,696,551.62	126
Scheduled Principal	553,737.33	0
Unscheduled Principal	0.02	0
Deferred Interest	0.00	0
Liquidations	0.00	0
Repurchases	0.00	0
<b>Ending Pool</b>	<b>1,542,142,814.27</b>	<b>126</b>

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
<b>Ending Outstanding</b>	<b>0.00</b>

Servicing Fee Summary	
Current Servicing Fees	29,412.48
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,509.79
<b>Total Servicing Fees</b>	<b>30,922.27</b>

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
<b>PPIS Reducing Scheduled Interest</b>	<b>0.00</b>
<b>PPIS Reducing Servicing Fee</b>	<b>0.00</b>
<b>PPIS Due Certificate</b>	<b>0.00</b>

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	16,282.42	180,221.29
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
<b>Ending Outstanding</b>	<b>16,282.42</b>	<b>180,221.29</b>

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 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Cash Reconciliation Summary Loan Group 1**

Interest Summary	
Current Scheduled Interest	5,932,861.38
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	180,221.29
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
<b>Total</b>	<b>6,113,082.67</b>
<b>Unscheduled Interest:</b>	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
<b>Total</b>	<b>0.00</b>

Less Fee Paid To Servicer	(22,291.98)
Less Fee Strips Paid by Servicer	0.00

<b>Less Fees &amp; Expenses Paid By/To Servicer</b>	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
<b>Total Unscheduled Fees &amp; Expenses</b>	<b>0.00</b>

<b>Total Interest Due Trust</b>	<b>6,090,790.69</b>
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<b>Less Fees &amp; Expenses Paid By/To Trust</b>	
Trustee Fee	(1,534.26)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
<b>Total</b>	<b>(1,534.26)</b>

<b>Total Interest Due Certs</b>	<b>6,089,256.43</b>
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Principal Summary	
<b>Scheduled Principal:</b>	
Current Scheduled Principal	456,976.18
Advanced Scheduled Principal	16,282.42
<b>Scheduled Principal</b>	<b>473,258.60</b>
<b>Unscheduled Principal:</b>	
Curtailments	0.03
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
<b>Total Unscheduled Principal</b>	<b>0.03</b>
<b>Remittance Principal</b>	<b>473,258.63</b>

<b>Remittance P&amp;I Due Trust</b>	<b>6,564,049.32</b>
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<b>Remittance P&amp;I Due Certs</b>	<b>6,562,515.06</b>
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Pool Balance Summary		
	Balance	Count
Beginning Pool	1,149,498,249.62	106
Scheduled Principal	473,258.60	0
Unscheduled Principal	0.03	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
<b>Ending Pool</b>	<b>1,149,024,990.99</b>	<b>106</b>

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
<b>Ending Outstanding</b>	<b>0.00</b>

Servicing Fee Summary	
Current Servicing Fees	22,291.98
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	1,509.79
<b>Total Servicing Fees</b>	<b>23,801.77</b>

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
<b>PPIS Reducing Scheduled Interest</b>	<b>0.00</b>
<b>PPIS Reducing Servicing Fee</b>	<b>0.00</b>
<b>PPIS Due Certificate</b>	<b>0.00</b>

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	16,282.42	180,221.29
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
<b>Ending Outstanding</b>	<b>16,282.42</b>	<b>180,221.29</b>

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**ABN AMRO Acct: 723989.1**

**Cash Reconciliation Summary Loan Group2**

Interest Summary	
Current Scheduled Interest	2,071,288.38
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
<b>Total</b>	<b>2,071,288.38</b>
<b>Unscheduled Interest:</b>	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
<b>Total</b>	<b>0.00</b>

Less Fee Paid To Servicer	(7,120.50)
Less Fee Strips Paid by Servicer	0.00

<b>Less Fees &amp; Expenses Paid By/To Servicer</b>	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
<b>Total Unscheduled Fees &amp; Expenses</b>	<b>0.00</b>

<b>Total Interest Due Trust</b>	<b>2,064,167.88</b>
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<b>Less Fees &amp; Expenses Paid By/To Trust</b>	
Trustee Fee	(524.81)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
<b>Total</b>	<b>(524.81)</b>

<b>Total Interest Due Certs</b>	<b>2,063,643.07</b>
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Principal Summary	
<b>Scheduled Principal:</b>	
Current Scheduled Principal	80,478.73
Advanced Scheduled Principal	0.00
<b>Scheduled Principal</b>	<b>80,478.73</b>
<b>Unscheduled Principal:</b>	
Curtailments	(0.01)
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
<b>Total Unscheduled Principal</b>	<b>(0.01)</b>
<b>Remittance Principal</b>	<b>80,478.72</b>

<b>Remittance P&amp;I Due Trust</b>	<b>2,144,646.60</b>
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<b>Remittance P&amp;I Due Certs</b>	<b>2,144,121.79</b>
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Pool Balance Summary		
	Balance	Count
Beginning Pool	393,198,302.00	20
Scheduled Principal	80,478.73	0
Unscheduled Principal	(0.01)	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
<b>Ending Pool</b>	<b>393,117,823.28</b>	<b>20</b>

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
<b>Ending Outstanding</b>	<b>0.00</b>

Servicing Fee Summary	
Current Servicing Fees	7,120.50
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
<b>Total Servicing Fees</b>	<b>7,120.50</b>

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
<b>PPIS Reducing Scheduled Interest</b>	<b>0.00</b>
<b>PPIS Reducing Servicing Fee</b>	<b>0.00</b>
<b>PPIS Due Certificate</b>	<b>0.00</b>

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
<b>Ending Outstanding</b>	<b>0.00</b>	<b>0.00</b>

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Interest Adjustments Summary**

**Shortfall Allocated to the Bonds:**

Net Prepayment Int. Shortfalls Allocated to the Bonds	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Legal Fees	0.00
Misc. Fees & Expenses Paid by/to Servicer	0.00
Interest Paid to Servicer on Outstanding Advances	0.00
ASER Interest Advance Reduction	0.00
Interest Not Advanced (Current Period)	0.00
Recoup of Prior Advances by Servicer	0.00
Servicing Fees Paid Servicer on Loans Not Advanced	0.00
Misc. Fees & Expenses Paid by Trust	0.00
Shortfall Due to Rate Modification	0.00
Other Interest Loss	0.00
Total Shortfall Allocated to the Bonds	<b>0.00</b>

**Excess Allocated to the Bonds:**

Other Interest Proceeds Due the Bonds	0.00
Prepayment Interest Excess Due the Bonds	0.00
Interest Income	0.00
Yield Maintenance Penalties Due the Bonds	0.00
Prepayment Penalties Due the Bonds	0.00
Recovered ASER Interest Due the Bonds	0.00
Recovered Interest Due the Bonds	0.00
ARD Excess Interest	0.00
Total Excess Allocated to the Bonds	<b>0.00</b>

**Aggregate Interest Adjustment Allocated to the Bonds**

Total Excess Allocated to the Bonds	0.00
Less Total Shortfall Allocated to the Bonds	0.00
Total Interest Adjustment to the Bonds	<b>0.00</b>



**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Bond Interest Reconciliation Detail**

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
A-1	30/360	30	46,567,000.00	5.601000%	217,351.47	0.00	0.00	217,351.47	217,351.47	0.00	0.00	30.00%	30.01%
A-2	30/360	30	95,000,000.00	5.756000%	455,683.33	0.00	0.00	455,683.33	455,683.33	0.00	0.00	30.00%	30.01%
A-3	30/360	30	110,000,000.00	5.764000%	528,366.67	0.00	0.00	528,366.67	528,366.67	0.00	0.00	30.00%	30.01%
A-4	30/360	30	435,122,000.00	5.742000%	2,082,058.77	0.00	0.00	2,082,058.77	2,082,058.77	0.00	0.00	30.00%	30.01%
A-1A	30/360	30	393,198,000.00	5.739000%	1,880,469.43	0.00	0.00	1,880,469.43	1,880,469.43	0.00	0.00	30.00%	30.01%
AM	30/360	30	154,270,000.00	5.782000%	743,324.28	0.00	0.00	743,324.28	743,324.28	0.00	0.00	20.00%	20.01%
AJ	30/360	30	109,917,000.00	5.802000%	531,448.69	0.00	0.00	531,448.69	531,448.69	0.00	0.00	12.88%	12.88%
B	30/360	30	30,854,000.00	5.851000%	150,438.96	0.00	0.00	150,438.96	150,438.96	0.00	0.00	10.88%	10.88%
C	30/360	30	15,427,000.00	5.871000%	75,476.60	0.00	0.00	75,476.60	75,476.60	0.00	0.00	9.88%	9.88%
D	30/360	30	26,997,000.00	5.940000%	133,635.15	0.00	0.00	133,635.15	133,635.15	0.00	0.00	8.13%	8.13%
E	30/360	30	17,355,000.00	5.979000%	86,471.29	0.00	0.00	86,471.29	86,471.29	0.00	0.00	7.00%	7.00%
F	30/360	30	25,069,000.00	6.317804%	131,984.19	0.00	0.00	131,984.19	131,984.19	0.00	0.00	5.38%	5.38%
G	30/360	30	15,427,000.00	6.341804%	81,529.18	0.00	0.00	81,529.18	81,529.18	0.00	0.00	4.38%	4.38%
H	30/360	30	15,427,000.00	6.341804%	81,529.18	0.00	0.00	81,529.18	81,529.18	0.00	0.00	3.38%	3.38%
J	30/360	30	9,642,000.00	5.423000%	43,573.81	0.00	0.00	43,573.81	43,573.81	0.00	0.00	2.75%	2.75%
K	30/360	30	3,857,000.00	5.423000%	17,430.43	0.00	0.00	17,430.43	17,430.43	0.00	0.00	2.50%	2.50%
L	30/360	30	5,785,000.00	5.423000%	26,143.38	0.00	0.00	26,143.38	26,143.38	0.00	0.00	2.13%	2.13%
M	30/360	30	3,856,000.00	5.423000%	17,425.91	0.00	0.00	17,425.91	17,425.91	0.00	0.00	1.88%	1.88%
N	30/360	30	3,857,000.00	5.423000%	17,430.43	0.00	0.00	17,430.43	17,430.43	0.00	0.00	1.63%	1.63%
P	30/360	30	3,857,000.00	5.423000%	17,430.43	0.00	0.00	17,430.43	17,430.43	0.00	0.00	1.38%	1.38%
Q	30/360	30	21,212,551.00	5.423000%	95,863.05	0.00	0.00	95,863.05	95,863.05	0.00	0.00	0.00%	0.00%
X	30/360	30	1,542,696,551.00	0.573931%	737,834.88	0.00	0.00	737,834.88	737,834.88	0.00	0.00	NA	NA
XR	30/360	30	95,367,640.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Z			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					8,152,899.51	0.00	0.00	8,152,899.51	8,152,899.51	0.00	0.00		

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Bond Interest Reconciliation Detail**

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A-1	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217,351.47	217,351.47
A-2	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	455,683.33	455,683.33
A-3	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	528,366.67	528,366.67
A-4	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,082,058.77	2,082,058.77
A-1A	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,880,469.43	1,880,469.43
AM	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	743,324.28	743,324.28
AJ	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	531,448.69	531,448.69
B	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150,438.96	150,438.96
C	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,476.60	75,476.60
D	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133,635.15	133,635.15
E	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86,471.29	86,471.29
F	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	131,984.19	131,984.19
G	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,529.18	81,529.18
H	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,529.18	81,529.18
J	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43,573.81	43,573.81
K	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,430.43	17,430.43
L	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,143.38	26,143.38
M	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,425.91	17,425.91
N	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,430.43	17,430.43
P	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,430.43	17,430.43
Q	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,863.05	95,863.05
X	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	737,834.88	737,834.88
XR	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Z	17-Aug-2006	1-Sep-2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,152,899.51	8,152,899.51

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.



**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Bond Principal Reconciliation**

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Currentt
A-1	46,567,000.00	46,567,000.00	473,258.60	0.03	0.00	0.00	0.00	0.00	0.00	46,093,741.37	8/12/2043	30.00%	30.01%
A-2	95,000,000.00	95,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,000,000.00	8/12/2043	30.00%	30.01%
A-3	110,000,000.00	110,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110,000,000.00	8/12/2043	30.00%	30.01%
A-4	435,122,000.00	435,122,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	435,122,000.00	8/12/2043	30.00%	30.01%
A-1A	393,198,000.00	393,198,000.00	80,478.72	0.00	0.00	0.00	0.00	0.00	0.00	393,117,521.28	8/12/2043	30.00%	30.01%
AM	154,270,000.00	154,270,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154,270,000.00	8/12/2043	20.00%	20.01%
AJ	109,917,000.00	109,917,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109,917,000.00	8/12/2043	12.88%	12.88%
B	30,854,000.00	30,854,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,854,000.00	8/12/2043	10.88%	10.88%
C	15,427,000.00	15,427,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,427,000.00	8/12/2043	9.88%	9.88%
D	26,997,000.00	26,997,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26,997,000.00	8/12/2043	8.13%	8.13%
E	17,355,000.00	17,355,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,355,000.00	8/12/2043	7.00%	7.00%
F	25,069,000.00	25,069,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25,069,000.00	8/12/2043	5.38%	5.38%
G	15,427,000.00	15,427,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,427,000.00	8/12/2043	4.38%	4.38%
H	15,427,000.00	15,427,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,427,000.00	8/12/2043	3.38%	3.38%
J	9,642,000.00	9,642,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,642,000.00	8/12/2043	2.75%	2.75%
K	3,857,000.00	3,857,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,857,000.00	8/12/2043	2.50%	2.50%
L	5,785,000.00	5,785,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,785,000.00	8/12/2043	2.13%	2.13%
M	3,856,000.00	3,856,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,856,000.00	8/12/2043	1.88%	1.88%
N	3,857,000.00	3,857,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,857,000.00	8/12/2043	1.63%	1.63%
P	3,857,000.00	3,857,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,857,000.00	8/12/2043	1.38%	1.38%
Q	21,212,551.00	21,212,551.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,212,551.00	8/12/2043	0.00%	0.00%
X	1,542,696,551.00	1,542,696,551.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,542,142,813.65	8/12/2043	NA	NA
XR	95,367,640.00	95,367,640.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,367,640.00	8/12/2043	NA	NA
Z	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8/12/2043	NA	NA

Statement Date:	12-Sep-06
Payment Date:	12-Sep-06
Prior Payment:	N/A
Next Payment:	12-Oct-06
Record Date:	31-Aug-06

***ABN AMRO Acct: 723989.1***  
***Bond Principal Reconciliation***

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Current
	1,542,696,551.00	1,542,696,551.00	553,737.32	0.03	0.00	0.00	0.00	0.00	0.00	1,542,142,813.65			

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**

**Rating Information**

		Original Ratings			Rating Change/Change Date(1)		
Class	CUSIP	Fitch	Moody's	S&P	Fitch	Moody's	S&P
A-1	59022KAA3	NR	Aaa	AAA			
A-2	59022KAB1	NR	Aaa	AAA			
A-3	59022KAC9	NR	Aaa	AAA			
A-4	59022KAD7	NR	Aaa	AAA			
A-1A	59022KAE5	NR	Aaa	AAA			
AM	59022KAF2	NR	Aaa	AAA			
AJ	59022KAG0	NR	Aaa	AAA			
B	59022KAH8	NR	Aa2	AA			
C	59022KAJ4	NR	Aa3	AA-			
D	59022KAK1	NR	A2	A			
E	59022KAL9	NR	A3	A-			
F	59022KAM7	NR	Baa1	BBB+			
G	59022KAN5	NR	Baa2	BBB			
H	59022KAP0	NR	Baa3	BBB-			
J	59022KAQ8	NR	Ba1	BB+			
K	59022KAR6	NR	Ba2	BB			
L	59022KAS4	NR	Ba3	BB-			
M	59022KAT2	NR	B1	B+			
N	59022KAU9	NR	B2	B			
P	59022KAV7	NR	B3	B-			
Q	59022KAW5	NR	NR	NR			
X	59022KAX3	NR	Aaa	AAA			

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.



Statement Date:	12-Sep-06
Payment Date:	12-Sep-06
Prior Payment:	N/A
Next Payment:	12-Oct-06
Record Date:	31-Aug-06

### Rating Information

NR - Designates that the class was not rated by the rating agency.

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**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1  
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary**

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
9/12/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1  
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary  
Loan Group 1**

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
9/12/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category



**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1  
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary  
Loan Group2**

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
9/12/2006	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category



***Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2***

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

***ABN AMRO Acct: 723989.1***

***Delinquent Loan Detail***

Disclosure Control #	Paid Thru Date	Current P&I Advance	Outstanding P&I Advances**	Out. Property Protection Advances	Loan Status Code (1)	Special Servicer Transfer Date	Foreclosure Date	Bankruptcy Date	REO Date
21	5-Aug-06	70,634.15	70,634.15	0.00	B				
22	5-Aug-06	92,932.37	92,932.37	0.00	B				
83	5-Aug-06	32,937.19	32,937.19	0.00	B				
Total		196,503.71	196,503.71						
A. In Grace Period		1. Delinq. 1 month		3. Delinquent 3 + months		5. Non Performing Matured Balloon		9. REO	
B. Late Payment but < 1 month delinq.		2. Delinq. 2 months		4. Performing Matured Balloon		7. Foreclosure			

\*\* Outstanding P&I Advances include the current period P&I Advances and may include Servicer Advances.

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary**

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
12-Sep-06	126	1,542,142,814	0	0	0	0	0	0	0	0	0	0	118	296	6.37%	6.34%
	100.00%	99.96%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1  
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary  
Loan Group 1**

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
12-Sep-06	106	1,149,024,991	0	0	0	0	0	0	0	0	0	0	119	345	6.38%	6.36%
	84.13%	74.48%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary**  
**Loan Group2**

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
12-Sep-06	20	393,117,823	0	0	0	0	0	0	0	0	0	0	116	188	6.32%	6.30%
	15.87%	25.48%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.



**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Mortgage Loan Characteristics**

**Distribution of Principal Balances**

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 1,000,000	1	957,098	0.06%	118	5.98%	0.00
1,000,000 to 2,000,000	5	8,242,318	0.53%	118	6.83%	0.20
2,000,000 to 3,000,000	14	34,301,490	2.22%	118	6.23%	0.00
3,000,000 to 4,000,000	11	38,175,542	2.48%	117	6.14%	0.14
4,000,000 to 5,000,000	10	45,252,703	2.93%	124	6.25%	0.31
5,000,000 to 6,000,000	18	100,790,195	6.54%	118	6.19%	0.07
6,000,000 to 7,000,000	6	39,132,495	2.54%	118	6.24%	0.00
7,000,000 to 8,000,000	13	97,786,420	6.34%	118	6.13%	0.10
8,000,000 to 9,000,000	5	42,790,000	2.77%	118	6.07%	0.24
9,000,000 to 10,000,000	3	28,078,652	1.82%	116	5.79%	0.55
10,000,000 to 15,000,000	18	216,999,947	14.07%	118	6.16%	0.09
15,000,000 to 20,000,000	11	183,921,085	11.93%	117	6.00%	0.11
20,000,000 to 25,000,000	3	67,296,044	4.36%	117	6.02%	0.41
25,000,000 to 30,000,000	1	30,000,000	1.95%	119	6.04%	0.00
30,000,000 to 35,000,000	0	0	0.00%	0	0.00%	0.00
35,000,000 to 40,000,000	0	0	0.00%	0	0.00%	0.00
40,000,000 to 45,000,000	2	83,765,797	5.43%	117	5.95%	0.68
45,000,000 to 50,000,000	0	0	0.00%	0	0.00%	0.00
50,000,000 to 100,000,000	3	242,935,242	15.75%	118	6.33%	0.42
100,000,000 & Above	2	281,717,787	18.27%	118	6.24%	0.00
126 1,542,142,814 100.00%						

Average Schedule Balance 12,239,229  
 Maximum Schedule Balance 170,000,000  
 Minimum Schedule Balance 957,098

**Distribution of Remaining Term (Fully Amortizing)**

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 50	0	0	0.00%	0	0.00%	0.00
51 to 100	0	0	0.00%	0	0.00%	0.00
101 to 150	0	0	0.00%	0	0.00%	0.00
151 to 200	0	0	0.00%	0	0.00%	0.00
201 & Above	2	11,627,663	0.75%	236	6.23%	1.35
2 11,627,663 0.75%						

Minimum Remaining Term 234  
 Maximum Remaining Term 239

**Distribution of Mortgage Interest Rates**

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
4.000% to 5.250%	0	0	0.00%	0	0.00%	0.00
5.251% to 5.750%	10	114,334,052	7.41%	115	5.59%	0.20
5.751% to 6.250%	69	905,671,326	58.73%	118	6.11%	0.15
6.251% to 6.750%	45	518,564,555	33.63%	118	6.36%	0.26
6.751% to 7.250%	2	3,572,883	0.23%	119	7.18%	0.00
7.251% to 7.750%	0	0	0.00%	0	0.00%	0.00
7.751% to 8.250%	0	0	0.00%	0	0.00%	0.00
8.251% to 8.750%	0	0	0.00%	0	0.00%	0.00
8.751% to 9.250%	0	0	0.00%	0	0.00%	0.00
9.251% to 9.750%	0	0	0.00%	0	0.00%	0.00
9.751% to 10.250%	0	0	0.00%	0	0.00%	0.00
10.251% to 10.750%	0	0	0.00%	0	0.00%	0.00
10.751% to 11.250%	0	0	0.00%	0	0.00%	0.00
11.251% to 11.750%	0	0	0.00%	0	0.00%	0.00
11.751% & Above	0	0	0.00%	0	0.00%	0.00
126 1,542,142,814 100.00%						

Minimum Mortgage Interest Rate 5.440%  
 Maximum Mortgage Interest Rate 7.176%

**Distribution of Remaining Term (Balloon)**

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 50	0	0	0.00%	0	0.00%	0.00
51 to 100	3	19,201,677	1.25%	66	6.32%	0.00
101 to 150	121	1,511,313,474	98.00%	118	6.16%	0.18
151 to 200	0	0	0.00%	0	0.00%	0.00
201 to 250	0	0	0.00%	0	0.00%	0.00
251 to 300	0	0	0.00%	0	0.00%	0.00
301 to 350	0	0	0.00%	0	0.00%	0.00
351 & Above	0	0	0.00%	0	0.00%	0.00
124 1,530,515,152 99.25%						

Minimum Remaining Term 56  
 Maximum Remaining Term 119

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Mortgage Loan Characteristics**

**Distribution of DSCR (PFY)**

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 0.500	0	0	0.00%	0	0.00%	0.00
0.501 1.000	0	0	0.00%	0	0.00%	0.00
1.001 1.100	0	0	0.00%	0	0.00%	0.00
1.101 1.200	2	10,421,648	0.68%	118	6.26%	1.15
1.201 1.300	3	42,877,409	2.78%	116	5.82%	1.28
1.301 1.400	4	126,781,217	8.22%	128	6.17%	1.37
1.401 1.500	0	0	0.00%	0	0.00%	0.00
1.501 1.600	2	22,285,238	1.45%	117	6.07%	1.57
1.601 1.700	1	4,688,535	0.30%	111	5.83%	1.65
1.701 1.800	1	3,075,000	0.20%	117	6.28%	1.73
1.801 1.900	0	0	0.00%	0	0.00%	0.00
1.901 2.000	0	0	0.00%	0	0.00%	0.00
2.001 2.100	0	0	0.00%	0	0.00%	0.00
2.101 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	113	1,332,013,769	86.37%	117	6.17%	0.00
	126	1,542,142,814	100.00%			

Maximum DSCR 1.734

Minimum DSCR 1.130

**Distribution of DSCR (Cutoff)**

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Less than zero	0	0	0.00%	0	0.00%	0.00
0.001 0.500	0	0	0.00%	0	0.00%	0.00
1.000 1.100	2	89,580,000	5.81%	118	6.43%	0.00
1.101 1.200	30	342,403,168	22.20%	119	6.09%	0.36
1.201 1.300	65	526,822,983	34.16%	117	6.09%	0.28
1.301 1.400	14	205,790,729	13.34%	118	6.21%	0.09
1.401 1.500	6	67,594,835	4.38%	119	6.14%	0.00
1.501 1.600	1	170,000,000	11.02%	119	6.24%	0.00
1.601 1.700	3	8,865,192	0.57%	118	6.77%	0.00
1.701 1.800	2	9,489,895	0.62%	118	6.23%	0.00
1.801 1.900	2	114,213,593	7.41%	117	6.23%	0.00
1.901 2.000	0	0	0.00%	0	0.00%	0.00
2.001 3.000	1	7,382,420	0.48%	118	6.38%	0.00
3.001 4.000	0	0	0.00%	0	0.00%	0.00
4.001 & Above	0	0	0.00%	0	0.00%	0.00
	126	1,542,142,814	100.00%			

Maximum DSCR 2.240

Minimum DSCR 1.090

**Geographic Distribution**

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
California	24	326,627,016	21.18%	117	6.21%	0.37
Multiple States	3	278,667,640	18.07%	119	6.25%	0.00
Massachusetts	2	91,723,850	5.95%	118	6.40%	0.00
Ohio	5	74,645,063	4.84%	113	6.02%	1.13
Pennsylvania	7	66,027,891	4.28%	118	6.01%	0.10
Utah	6	59,885,357	3.88%	118	6.05%	0.00
Arizona	5	57,227,726	3.71%	133	6.15%	0.17
Nevada	7	56,655,332	3.67%	116	5.87%	0.00
Michigan	3	53,951,051	3.50%	118	6.31%	0.00
Washington	7	48,248,240	3.13%	119	6.06%	0.03
Texas	8	47,403,590	3.07%	102	6.26%	0.00
Florida	4	45,276,868	2.94%	116	6.11%	0.00
Hawaii	1	41,429,845	2.69%	118	5.94%	0.00
New Jersey	4	34,476,770	2.24%	118	5.91%	0.00
Illinois	4	29,503,198	1.91%	118	6.08%	0.35
Minnesota	2	27,661,350	1.79%	118	6.29%	0.70
Indiana	2	21,129,279	1.37%	118	6.13%	0.00
Kentucky	2	19,150,000	1.24%	117	6.01%	0.00
Georgia	3	18,715,000	1.21%	118	6.01%	0.00
Connecticut	1	14,830,000	0.96%	118	6.45%	0.00
North Dakota	1	12,868,464	0.83%	119	5.70%	0.00
North Carolina	3	12,354,886	0.80%	116	5.82%	1.26
New York	2	10,792,310	0.70%	118	6.28%	0.00
Oregon	2	10,629,139	0.69%	115	6.03%	0.73
Delaware	1	10,500,000	0.68%	119	6.17%	0.00
Arkansas	3	10,107,914	0.66%	173	6.38%	0.61
Missouri	2	9,554,094	0.62%	116	5.94%	0.00
Tennessee	2	9,425,000	0.61%	118	6.30%	0.57
Maryland	2	9,388,129	0.61%	119	6.38%	0.00
Colorado	3	9,064,523	0.59%	118	6.15%	0.00
Alaska	1	5,977,573	0.39%	117	6.40%	0.00
Idaho	1	5,940,000	0.39%	119	6.34%	0.00
Louisiana	1	5,191,894	0.34%	118	6.24%	0.00
New Mexico	1	4,113,824	0.27%	118	5.98%	0.00
Virginia	1	3,000,000	0.19%	118	6.17%	0.00
	126	1,542,142,814	100.00%			



**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Mortgage Loan Characteristics**

**Distribution of Property Types**

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	53	494,672,971	32.08%	120	6.15%	0.23
Lodging	9	245,525,800	15.92%	118	6.26%	0.49
Multifamily	20	233,427,823	15.14%	114	6.03%	0.16
Office	27	208,813,157	13.54%	116	6.09%	0.04
Manufactured Housing	1	170,000,000	11.02%	119	6.24%	0.00
Other	1	111,717,787	7.24%	117	6.24%	0.00
Industrial	8	49,826,803	3.23%	118	6.27%	0.00
Mixed Use	5	23,866,911	1.55%	116	6.11%	0.32
Self Storage	2	4,291,562	0.28%	118	6.38%	0.00
	126	1,542,142,814	100.00%			

**Distribution of Loan Seasoning**

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 2	109	1,399,646,647	90.76%	118	6.19%	0.16
3 to 4	9	80,130,741	5.20%	104	6.03%	0.53
5 to 6	2	10,631,304	0.69%	194	5.98%	0.90
7 to 8	6	51,734,123	3.35%	112	5.58%	0.28
9 to 10	0	0	0.00%	0	0.00%	0.00
11 to 12	0	0	0.00%	0	0.00%	0.00
13 to 14	0	0	0.00%	0	0.00%	0.00
15 to 20	0	0	0.00%	0	0.00%	0.00
21 to 50	0	0	0.00%	0	0.00%	0.00
51 to 80	0	0	0.00%	0	0.00%	0.00
81 or More	0	0	0.00%	0	0.00%	0.00
	126	1,542,142,814	100.00%			

**Distribution of Amortization Type**

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	58	628,898,885	40.78%	117	6.17%	0.34
ARD	3	18,483,627	1.20%	115	5.90%	0.71
Full Amortizing	2	11,627,663	0.75%	236	6.23%	1.35
IO Maturity Balloon	7	254,210,000	16.48%	119	6.19%	0.00
IO/Amortizing/Balloon	56	628,922,640	40.78%	117	6.16%	0.07
	126	1,542,142,814	100.00%			

**Distribution of Year Loans Maturing**

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
2006	0	0	0.00%	0	0.00%	0.00
2007	0	0	0.00%	0	0.00%	0.00
2008	0	0	0.00%	0	0.00%	0.00
2009	0	0	0.00%	0	0.00%	0.00
2010	0	0	0.00%	0	0.00%	0.00
2011	2	11,886,677	0.77%	56	6.29%	0.00
2012	0	0	0.00%	0	0.00%	0.00
2013	1	7,315,000	0.47%	81	6.37%	0.00
2014	0	0	0.00%	0	0.00%	0.00
2015	1	4,688,535	0.30%	111	5.83%	1.65
2016	120	1,506,624,939	97.70%	118	6.16%	0.18
2017 & Greater	2	11,627,663	0.75%	236	6.23%	1.35
	126	1,542,142,814	100.00%			

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
1	MLMT6C2B	Manufactured Housing	1-Aug-16	0.00		XX	170,000,000	6.24%	913,320			
2	MLMT6C2A	Other	5-Jun-16	0.00		CA	111,717,787	6.24%	688,875			
3	MLMT6C2C	Lodging	1-Jul-16	0.00		XX	95,367,640	6.29%	516,877			
4	MLMT6C2A	Retail	5-Jul-16	0.00		MA	74,750,000	6.43%	413,693			
5	MLMT6C2A	Lodging	5-Jun-16	1.39	31-Dec-05	CA	72,817,602	6.28%	450,661			
6	MLMT6C2A	Retail	5-Jun-16	1.35	31-Dec-05	OH	42,335,952	5.97%	253,691			
7	MLMT6C2A	Lodging	5-Jul-16	0.00		HI	41,429,845	5.94%	247,082			
8	MLMT6C2A	Office	11-Aug-16	0.00		UT	30,000,000	6.04%	156,033			
9	MLMT6C2B	Multifamily	1-Jul-16	0.00		MI	24,974,815	6.18%	145,514			
10	MLMT6C2A	Retail	5-May-16	1.27	31-Dec-05	OH	21,421,229	5.82%	126,426			
11	MLMT6C2B	Multifamily	1-Jul-16	0.00		AZ	20,900,000	6.03%	108,487			
12	MLMT6C2A	Retail	1-Jul-16	0.00		CA	18,650,000	6.33%	101,578			
13	MLMT6C2A	Retail	5-Jun-16	0.00		NJ	18,000,000	5.51%	85,405			
14	MLMT6C2A	Retail	1-Jul-16	0.00		PA	17,500,000	5.62%	84,690			
15	MLMT6C2A	Office	11-Aug-16	0.00		WA	17,100,000	6.15%	90,559			
16	MLMT6C2B	Multifamily	7-Jul-16	0.00		MA	16,973,850	6.29%	105,104			
17	MLMT6C2A	Retail	5-Jul-16	0.00		MI	16,776,236	6.59%	107,184			
18	MLMT6C2A	Retail	1-Aug-16	0.00		PA	16,400,000	6.27%	88,603			
19	MLMT6C2B	Multifamily	5-Jun-16	1.29	31-Dec-05	CA	16,200,000	5.88%	82,026			
20	MLMT6C2B	Multifamily	5-Jan-16	0.00		FL	15,869,886	5.68%	92,661			
21	MLMT6C2A	Office	5-Jan-16	0.00		NV	15,275,000	5.44%	71,555			B
22	MLMT6C2A	Retail	5-Jul-16	0.00		MN	15,176,112	6.21%	93,194			B
23	MLMT6C2A	Retail	7-Jul-16	0.00		CA	5,858,357	5.98%	36,034			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:      A. In Grace Period                      1. Delinquent 1 month                      3. Delinquent 3+ months                      5. Non Performing Matured Balloon                      9. REO B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure												

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
24	MLMT6C2A	Retail	7-Jul-16	0.00		NM	4,113,824	5.98%	25,303			
25	MLMT6C2A	Retail	7-Jul-16	0.00		CO	2,169,688	5.98%	13,345			
26	MLMT6C2A	Retail	7-Jul-16	0.00		IL	2,070,884	5.98%	12,738			
27	MLMT6C2A	Retail	7-Jul-16	0.00		NC	957,098	5.98%	5,887			
28	MLMT6C2B	Multifamily	5-Jul-16	0.00		NV	15,000,000	5.96%	76,983			
29	MLMT6C2A	Retail	1-Jul-16	0.00		CT	14,830,000	6.45%	82,304			
30	MLMT6C2B	Multifamily	5-Jun-16	0.00		KY	13,300,000	5.96%	68,259			
31	MLMT6C2A	Industrial	5-Jun-16	0.00		XX	13,300,000	6.08%	69,633			
32	MLMT6C2A	Retail	11-Aug-16	0.00		AZ	13,300,000	6.24%	71,465			
33	MLMT6C2B	Multifamily	1-Jul-16	0.00		IN	13,279,279	6.24%	81,821			
34	MLMT6C2B	Multifamily	11-Aug-16	0.00		ND	12,868,464	5.70%	74,756			
35	MLMT6C2A	Lodging	1-Aug-16	1.55	31-Dec-05	MN	12,485,238	6.39%	83,544			
36	MLMT6C2A	Retail	5-Jul-16	0.00		MI	12,200,000	6.19%	65,029			
37	MLMT6C2A	Retail	1-Jul-16	0.00		FL	11,400,000	6.17%	60,588			
38	MLMT6C2B	Multifamily	1-Aug-16	0.00		PA	11,300,000	6.05%	58,889			
39	MLMT6C2A	Office	1-Jul-16	0.00		IL	10,982,314	6.13%	66,837			
40	MLMT6C2B	Multifamily	5-Jun-16	0.00		UT	10,720,091	5.82%	63,213			
41	MLMT6C2A	Industrial	1-Jul-16	0.00		FL	10,624,562	6.50%	67,252			
42	MLMT6C2A	Office	5-Aug-16	0.00		DE	10,500,000	6.17%	55,787			
43	MLMT6C2A	Office	11-Jul-16	0.00		TX	10,400,000	6.37%	57,047			
44	MLMT6C2A	Multifamily	1-Jul-16	0.00		CA	10,310,000	6.14%	54,529			
45	MLMT6C2A	Office	1-Jul-16	0.00		CA	10,200,000	6.32%	55,528			
46	MLMT6C2B	Multifamily	5-Apr-16	1.58	31-Dec-05	NC	9,800,000	5.67%	47,849			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:      A. In Grace Period                      1. Delinquent 1 month                      3. Delinquent 3+ months                      5. Non Performing Matured Balloon                      9. REO B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure												

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
47	MLMT6C2A	Mixed Use	5-Apr-16	0.00		TX	9,158,652	6.03%	55,336			
48	MLMT6C2A	Retail	11-Jun-16	0.00		GA	9,120,000	5.69%	44,685			
49	MLMT6C2A	Retail	5-Jul-16	1.16	31-Dec-04	IL	8,950,000	6.20%	47,783			
50	MLMT6C2A	Office	11-Jul-16	0.00		WA	8,900,000	5.79%	44,374			
51	MLMT6C2B	Multifamily	1-Jul-16	0.00		AZ	8,550,000	6.16%	45,360			
52	MLMT6C2A	Retail	7-Jun-16	0.00		CA	8,270,000	5.99%	42,629			
53	MLMT6C2A	Retail	1-Jul-16	0.00		CA	8,120,000	6.25%	43,687			
54	MLMT6C2A	Retail	11-Aug-16	0.00		CA	8,000,000	6.38%	43,951			
55	MLMT6C2A	Office	7-Jul-16	0.00		NV	7,980,000	6.17%	42,405			
56	MLMT6C2B	Multifamily	5-Aug-16	0.00		IN	7,850,000	5.95%	40,220			
57	MLMT6C2A	Office	5-Apr-16	0.00		UT	7,765,265	6.07%	47,117			
58	MLMT6C2B	Multifamily	1-May-11	0.00		TX	7,700,000	6.23%	41,308			
59	MLMT6C2A	Office	5-Jun-16	0.00		IL	7,500,000	5.91%	38,169			
60	MLMT6C2A	Office	1-Jul-16	0.00		NJ	7,488,362	6.26%	46,213			
61	MLMT6C2A	Office	1-Aug-16	0.00		AZ	7,416,598	6.42%	44,416			
62	MLMT6C2A	Lodging	1-Jul-16	0.00		FL	7,382,420	6.38%	49,389			
63	MLMT6C2A	Office	1-Jun-13	0.00		OH	7,315,000	6.37%	40,137			
64	MLMT6C2A	Retail	5-Jul-16	0.00		NV	7,252,989	6.02%	43,651			
65	MLMT6C2A	Retail	5-Jan-16	0.00		CA	7,074,657	5.49%	40,467			
66	MLMT6C2A	Retail	5-Mar-26	1.36	31-Dec-04	AZ	7,061,128	6.03%	51,349			
67	MLMT6C2A	Retail	1-Aug-16	0.00		WA	6,900,000	6.13%	36,416			
68	MLMT6C2B	Multifamily	5-May-16	0.00		PA	6,800,000	6.37%	37,300			
69	MLMT6C2A	Lodging	1-Aug-16	0.00		NJ	6,492,601	6.57%	44,173			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:      A. In Grace Period                      1. Delinquent 1 month                      3. Delinquent 3+ months                      5. Non Performing Matured Balloon                      9. REO B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure												

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
70	MLMT6C2A	Office	11-Jul-16	0.00		CA	6,489,895	6.25%	40,022			
71	MLMT6C2A	Retail	11-Aug-16	0.00		TN	6,350,000	6.31%	34,503			
72	MLMT6C2A	Retail	11-Jul-16	0.00		WA	6,100,000	5.79%	30,414			
73	MLMT6C2A	Office	1-Jun-16	0.00		MO	5,983,918	5.98%	35,896			
74	MLMT6C2A	Lodging	5-Jun-16	0.00		AK	5,977,573	6.40%	40,123			
75	MLMT6C2A	Retail	1-Jul-16	0.00		OR	5,940,604	6.19%	36,411			
76	MLMT6C2A	Retail	11-Aug-16	0.00		ID	5,940,000	6.34%	32,429			
77	MLMT6C2A	Retail	11-Jul-16	0.00		TX	5,900,000	6.11%	31,042			
78	MLMT6C2A	Retail	11-Jun-16	0.00		KY	5,850,000	6.13%	30,880			
79	MLMT6C2A	Retail	5-Aug-16	0.00		MD	5,595,951	6.50%	35,403			
80	MLMT6C2A	Retail	5-Jun-16	0.00		CA	5,500,000	6.32%	29,932			
81	MLMT6C2A	Retail	5-Jul-16	0.00		NY	5,500,000	6.08%	28,772			
82	MLMT6C2A	Mixed Use	11-Aug-16	0.00		UT	5,500,000	6.21%	29,411			
83	MLMT6C2A	Office	5-Jul-16	0.00		WA	5,428,409	6.19%	33,265			B
84	MLMT6C2A	Office	11-Jul-16	0.00		GA	5,375,000	6.20%	28,697			
85	MLMT6C2A	Retail	1-Jul-16	0.00		CA	5,350,000	6.25%	28,784			
86	MLMT6C2A	Industrial	5-Aug-16	0.00		PA	5,350,000	6.16%	28,379			
87	MLMT6C2A	Industrial	1-Jul-16	0.00		NY	5,292,310	6.50%	33,500			
88	MLMT6C2A	Office	5-Jan-16	1.29	31-Dec-04	PA	5,256,180	5.60%	30,426			
89	MLMT6C2A	Industrial	11-Jul-16	0.00		LA	5,191,894	6.24%	31,983			
90	MLMT6C2A	Retail	5-Aug-16	0.00		CA	5,000,000	6.52%	28,051			
91	MLMT6C2A	Retail	7-Jul-16	0.00		CO	4,800,000	6.14%	25,379			
92	MLMT6C2A	Mixed Use	5-Dec-15	1.65	31-Dec-05	OR	4,688,535	5.83%	30,113			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:      A. In Grace Period                      1. Delinquent 1 month                      3. Delinquent 3+ months                      5. Non Performing Matured Balloon                      9. REO B. Late Payment but < 1 month delinq                      2. Delinquent 2 months                      4. Performing Matured Balloon                      7. Foreclosure												

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)	
93	MLMT6C2A	Retail	5-Jun-16	0.00	31-Dec-04	NV	4,687,343	5.96%	28,058				
94	MLMT6C2A	Retail	5-Aug-26	1.35		AR	4,566,535	6.53%	34,191				
95	MLMT6C2B	Multifamily	11-Aug-16	0.00		TX	4,496,578	6.32%	27,912				
96	MLMT6C2A	Retail	7-Jul-16	0.00		CA	4,493,211	6.36%	28,030				
97	MLMT6C2A	Office	5-Aug-16	0.00		GA	4,220,000	6.44%	23,413				
98	MLMT6C2B	Multifamily	5-Jun-11	0.00		TX	4,186,677	6.41%	26,299				
99	MLMT6C2A	Retail	5-Jul-16	0.00		MD	3,792,179	6.20%	24,188				
100	MLMT6C2A	Retail	5-Jul-16	0.00		CA	3,600,000	6.31%	19,564				
101	MLMT6C2A	Industrial	11-Aug-16	0.00		UT	3,600,000	6.32%	19,592				
102	MLMT6C2A	Office	5-Mar-16	0.00		MO	3,570,176	5.87%	22,910				
103	MLMT6C2A	Lodging	1-Aug-16	0.00	31-Dec-05	OH	1,923,860	7.18%	13,035				
104	MLMT6C2A	Lodging	1-Aug-16	0.00		OH	1,649,023	7.18%	11,173				
105	MLMT6C2A	Retail	5-Jan-16	0.00		CA	3,569,865	5.54%	20,531				
106	MLMT6C2A	Industrial	7-Jul-16	0.00		NV	3,560,000	5.93%	18,179				
107	MLMT6C2A	Retail	1-Jul-16	0.00		PA	3,421,711	6.31%	20,236				
108	MLMT6C2A	Retail	1-Jul-16	0.00		AR	3,344,653	6.15%	20,413				
109	MLMT6C2A	Retail	5-Jun-16	0.00		TX	3,341,959	6.44%	21,042				
110	MLMT6C2A	Retail	5-Jun-16	0.00		CA	3,300,000	6.25%	17,746				
111	MLMT6C2A	Retail	5-Jun-16	1.73		TN	3,075,000	6.28%	16,629				
112	MLMT6C2A	Office	1-Jul-16	0.00		VA	3,000,000	6.17%	15,950				
113	MLMT6C2A	Office	11-Aug-16	0.00		CA	2,997,604	6.14%	18,257				
114	MLMT6C2A	Industrial	5-Jun-16	0.00		CA	2,908,037	6.46%	18,348				
115	MLMT6C2A	Retail	11-Jul-16	0.00		NV	2,900,000	6.21%	15,508				
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.													
(1) Legend:	A. In Grace Period B. Late Payment but < 1 month delinq	1. Delinquent 1 month 2. Delinquent 2 months	3. Delinquent 3+ months 4. Performing Matured Balloon	5. Non Performing Matured Balloon 7. Foreclosure		9. REO							

**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**

**Loan Level Detail**

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
116	MLMT6C2A	Office	11-Aug-16	0.00		CA	2,500,000	6.24%	13,433			
117	MLMT6C2A	Retail	1-Jul-16	0.00		NJ	2,495,807	5.97%	14,933			
118	MLMT6C2B	Multifamily	11-Aug-16	0.00		WA	2,348,183	6.26%	14,485			
119	MLMT6C2A	Mixed Use	11-Jul-16	0.00		UT	2,300,000	6.38%	12,636			
120	MLMT6C2A	Mixed Use	11-Jun-16	0.00		TX	2,219,725	6.49%	14,049			
121	MLMT6C2A	Self Storage	11-Jul-16	0.00		AR	2,196,727	6.41%	13,776			
122	MLMT6C2A	Office	11-Aug-16	0.00		CA	2,100,000	6.24%	11,284			
123	MLMT6C2A	Self Storage	11-Jun-16	0.00		CO	2,094,835	6.34%	13,053			
124	MLMT6C2A	Retail	5-Jun-16	0.00		CA	1,600,000	6.39%	8,804			
125	MLMT6C2A	Office	5-Jul-16	0.00		NC	1,597,788	6.67%	10,293			
126	MLMT6C2A	Office	5-Jun-16	1.13	31-Dec-05	WA	1,471,648	6.66%	9,479			
							1,542,142,814		8,739,618	0		
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months			5. Non Performing Matured Balloon			9. REO			
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon			7. Foreclosure						

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

***ABN AMRO Acct: 723989.1***

[illegible]



**Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2**

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1  
 Specially Serviced (Part I) ~ Loan Detail (End of Period)**

Disclosure Control #	Servicing Xfer Date	Loan Status Code(1)	Balance		Note Rate	Maturity Date	Remaining		Property Type	Geo. Location	NOI	DSCR	NOI Date
			Schedule	Actual			Life						
											Not Avail	Not Avail	Not Avail

(1) Legend:      A. P&I Adv - in Grace Period      1. P&I Adv - delinquent 1 month      3. P&I Adv - delinquent 3+ months      5. Non Performing Mat. Balloon      9. REO  
                   B. P&I Adv - < one month delinq      2. P&I Adv - delinquent 2 months      4. Mat. Balloon/Assumed P&I      7. Foreclosure

***Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2***

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

***ABN AMRO Acct: 723989.1***

***Specially Serviced Loan Detail (Part II) ~ Servicer Comments (End of Period)***

Disclosure Control #	Resolution Strategy	Comments

***Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2***

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

***ABN AMRO Acct: 723989.1  
Modified Loan Detail***

Disclosure Control #	Ending Principal Balance	Modification Date	Cutoff Maturity Date	Modified Maturity Date	Modification Description

Modified Loan Detail includes loans whose terms, fees, penalties or payments have been waived or extended.

***Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2***

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

***ABN AMRO Acct: 723989.1  
Maturity Extension Summary***

**Loans which have had their Maturity Dates extended**

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

**Loans in the process of having their Maturity Dates extended**

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

**Loans in the process of having their Maturity Dates further extended**

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

**Loans paid-off that did experience Maturity Date extensions**

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

**Loans paid-off that did not experience Maturity Date extensions**

Number of Loans:	0
Cutoff Principal Balance:	0.00

***Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2***

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

***ABN AMRO Acct: 723989.1***

***Realized Loss Detail***

Period	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance	Gross Proceeds	Gross Proceeds as a % of Sched. Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Sched. Balance	Realized Loss

**Merrill Lynch Mortgage Trust**  
**Commercial Mortgage Pass-Through Certificates**  
**Series 2006-C2**

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
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Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

**ABN AMRO Acct: 723989.1**  
**Bond/Collateral Realized Loss Reconciliation**

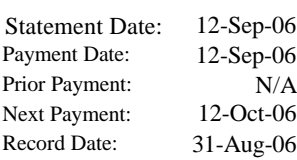
Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/Appraisal Reduction Adjustment	Additional (Recoveries)/ Expenses applied to Realized Losses	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E			

**Cumulative**

\*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

Description of Fields

A	Prior Realized Loss Applied to Certificates
B	Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
C	Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
D	Adjustments that are based on principal haircut or future interest foregone due to modification
E	Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan



*Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2*

Statement Date: 12-Sep-06  
Payment Date: 12-Sep-06  
Prior Payment: N/A  
Next Payment: 12-Oct-06  
Record Date: 31-Aug-06

*ABN AMRO Acct: 723989.1  
Defeased Loans*

Disclosure  
Control #



***Merrill Lynch Mortgage Trust  
Commercial Mortgage Pass-Through Certificates  
Series 2006-C2***

Statement Date: 12-Sep-06  
 Payment Date: 12-Sep-06  
 Prior Payment: N/A  
 Next Payment: 12-Oct-06  
 Record Date: 31-Aug-06

***ABN AMRO Acct: 723989.1  
Material Breaches and Material Document Defect Detail***

Disclosure Control #	Ending Principal Balance	Material Breach Date	Material Breach and Material Document Defect Description